

PUBLIC HEARING—Nov. 17, 1965

Appeal #8433 Jefferson-Patterson, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 24, 1965:

ORDERED:

That the appeal for a variance from the provisions of Section 7201.3 of the Zoning Regulations to permit waiver of two off-street parking spaces in connection with establishment of a reading school at 1223 Connecticut Avenue, N.W., lot 816, square 159, be granted.

From the records and the evidence adduced at the hearing, the ~~fact~~ Board finds the following facts:

(1) Appellant's lot, which is located in the C-3-B District, has a frontage of 30.86 feet on Connecticut Avenue with a depth on the south side of 144.60 feet and on the north side 105 feet back to lot 77 adjoining and then 49.76 feet to the public alley in the rear. The lot contains an area of 4217.23 square feet of land.

(2) The proposed school of dynamics is permitted as a matter-of-right in the C-3-B District.

(3) Regulations require three spaces for the enrollment of 24 and one instructor. One space has been waived by the Dept. of Licenses and Inspections and therefore appellant would be required to provide two Off-street parking spaces.

(4) The lot is so developed that there will be no room on the lot to provide off-street parking and the building is of such substantial improvements that it would not be economically feasible to provide the spaces within the existing structure.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the provisions of Section 8207.11 of the Zoning Regulations and that therefore the requirement for these parking spaces would result in undue hardship upon the owner. We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.